NEW OWNER:

James C. Blanton
1518 Compton Ave., Apt. B
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0270

Map 119 Group 05-0 Parcel 253.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150021787 DEEDWARR
Recvd: 03/25/15 13:06 3 pgs
Fees:18.00 Taxes:165.02
20150325-0025667

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-Four Thousand Six Hundred and 00/100 Dollars ($44,600.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINOD ZAVER** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAMES C. BLANTON** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being more particularly described as follows:

TRACT I:
Being Lot No. 176 which fronts 50 feet on the East side of Foster Avenue and extends back between parallel lines 150 feet to an alley in the rear and being of record in Book 332, Page 148 (incorrectly stated prior deed as Book 658, Page 204), Register's Office for Davidson County, Tennessee. Said lot being in Cumberland Nursery Addition.

TRACT II:
Land in Davidson County, Tennessee, in the Sixth Civil District, being a strip of land fronting 8 feet on the easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said lot is the southerly 8 feet facing Foster Avenue of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5 and 6 Cumberland Nurseries, as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee, more specifically described as being a portion of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5, and 6 Cumberland Nurseries as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee. Commencing at the westerly common corner of Lots Nos. 176 and 177, thence northerly along the easterly margin of Foster Avenue a distance of 8 feet, thence easterly a distance of 50 feet, thence southerly a distance of 8 feet, thence westerly along the common line of Lots Nos. 176 and 177 a distance of 50 feet to the point of origin.

Being the same property conveyed to Vinod Zaver, by Quitclaim Deed from Tommy Goddard, dated September 23, 2014, and of record Instrument No. 20140924-0087716, Register's Office for

Davidson County, Tennessee. See also Amended Decree for Redemption of record in Instrument No. 20150319-0023879, Final Decree of record in Instrument No. 20120919-0085222 and Warranty Deed of record in Instrument No. 20100712-0054287, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2508 Foster Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **March, 2015**.

VINOD ZAVER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, VINOD ZAVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 20th day of March, 2015.

BRITTANY T. DUGAN NOTARY PUBLIC OF TENNESSEE WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **44,600.00** .

AFFIANT

Sworn to and subscribed to before me 20th day of March, 2015.

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 1-25-16